

LEGAL DESCRIPTION OF LAND WITHIN THE CONDOMINIUM

LOT 1 OF SUMMER WIND SHORT PLAT, RECORDED ON AUGUST 17, 2006, UNDER AUDITOR'S FILE NUMBER 4144345, RECORDS OF ISLAND COUNTY, WASHINGTON.

SITUATE IN ISLAND COUNTY, WASHINGTON.

LEGAL DESCRIPTION OF LAND SUBJECT TO DEVELOPMENT RIGHTS

(MAY BE ADDED TO CONDOMINIUM)  
LOTS 2, 3, 4, 5 & 6, AND TRACT 999, SUMMER WIND SHORT PLAT, AS RECORDED UNDER AUDITOR'S FILE NO. 4144344, RECORDS OF ISLAND COUNTY, WASHINGTON.

EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF OAK HARBOR, PUGET SOUND ENERGY, VERIZON TELEPHONE CO. OF THE NORTHWEST, CASCADE NATURAL GAS CORPORATION, U.S. POSTAL SERVICE, AT&T TELECOMMUNICATIONS INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE ROADWAYS AND UTILITIES EASEMENTS (10' 7") SHOWN HEREON, AND ALONG THE ROUTE OF THE AS BUILT OR YET TO BE BUILT UTILITY ALIGNMENTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE UNITS WITHIN THIS DEVELOPMENT AND OTHER PROPERTY AS MAY BE DEVELOPED IN ASSOCIATION WITH EXPANSIONS TO THIS DEVELOPMENT, TOGETHER WITH THE RIGHT TO ENTER UPON THE UNITS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THIS DEVELOPMENT OR TO THE CONDOMINIUM ASSOCIATION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

SURVEY MAP AND PLANS FOR

SUMMER WIND CONDOMINIUM

SECTION 3, TOWNSHIP 32 N., RANGE 1 E., W.M.  
OAK HARBOR, WASHINGTON

PARCEL NUMBER

R13203-077-158

DECLARATION REFERENCE:

THE CONDOMINIUM DECLARATION PREPARED UNDER THE WASHINGTON CONDOMINIUM ACT FOR THE CONDOMINIUM TO WHICH THIS SURVEY AS SET OF PLANS REFER, WAS RECORDED WITH THE AUDITOR OF ISLAND COUNTY, WASHINGTON, AT AUDITOR'S FILE NO. 4126617, RECORDS OF ISLAND COUNTY, WASHINGTON.

DEDICATION:

THE UNDERSIGNED OWNER(S) IN FREE SIMPLE ("DECLARANT") HEREBY DECLARE THIS SURVEY MAP AND PLANS AND DEDICATED THE SAME FOR CONDOMINIUM PURPOSES. THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE CONDOMINIUM DECLARATION FILED CONTEMPORANEOUSLY HERewith. THIS DEDICATION IS NOT FOR ANY OTHER USE THAN TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT FOR A SURVEY AND PLANS AND TO SUBMIT THE PROPERTY TO THE ACT AS PROVIDED IN THE DECLARATION.

DECLARANT: SUMMERWINDS VENTURES, L.L.C.

BY: Steve Waldron

STEVE WALDRON, ITS MANAGER

LIENHOLDER: Michael J. Hedd

BY: Michael J. Hedd

VICE PRESIDENT

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Waldron Construction  
THIS 21 DAY OF July, 2006 AND RECORDED IN PLATS,  
UNDER AUDITOR'S FILE NO. 4126618, RECORDS OF ISLAND, COUNTY,  
WASHINGTON.

Stephanie Sinclair

Stephanie Sinclair

DEPUTY COUNTY AUDITOR

1 of 4 pages

ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF ISLAND  
THIS IS TO CERTIFY THAT ON THE 20<sup>th</sup> DAY OF JULY, 2006  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED  
Steve Waldron

OF SUMMERWINDS VENTURES, L.L.C. A WASHINGTON LIMITED LIABILITY COMPANY,  
TO ME KNOWN TO BE THE MANAGER OF SAID COMPANY WHO EXECUTED  
THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID  
INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF  
SAID COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED, AND  
ON OATH STATED THAT (S)HE WAS THE INDIVIDUAL AUTHORIZED TO  
EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL  
THE DAY AND YEAR FIRST MENTIONED ABOVE.

Elena M. Bainbridge  
NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON RESIDING AT OAK HARBOR

ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF ISLAND  
THIS IS TO CERTIFY THAT ON THE 20<sup>th</sup> DAY OF JULY, 2006  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED  
Michael J. Hedd

OF Summit Wind A WASHINGTON  
CORPORATION, TO ME KNOWN TO BE THE REPRESENTATIVE OF SAID CORPORATION  
WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED  
THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF  
SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND  
ON OATH STATED THAT (S)HE WAS THE INDIVIDUALS AUTHORIZED TO  
EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL  
THE DAY AND YEAR FIRST MENTIONED ABOVE.

Elena M. Bainbridge  
NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON RESIDING AT OAK HARBOR

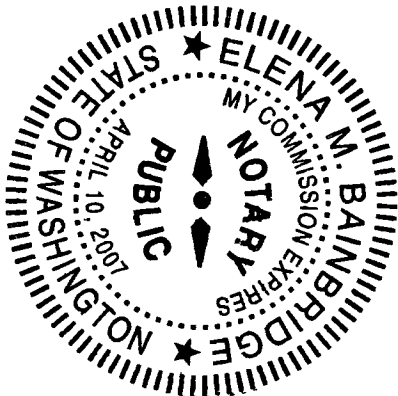
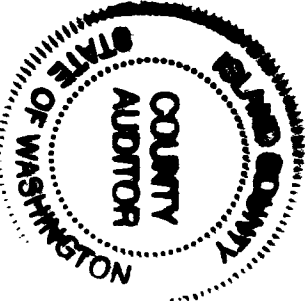
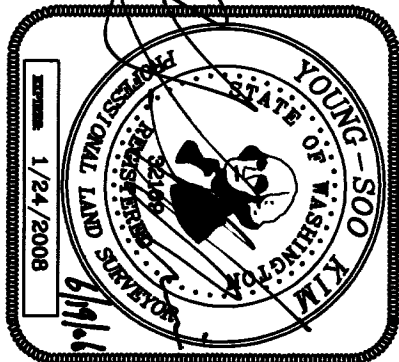
NOTE

1. ZONING: R-4, MULTIPLE FAMILY RESIDENTIAL DISTRICT
2. ACCESS TO STORMWATER FACILITIES AND SEWER MAIN MANHOLES TO REMAIN UNOBTSTRUCTED FOR INSPECTION AND MAINTENANCE OF THE SYSTEM. ACCESS ROADS ARE TO BE MAINTAINED FOR VEHICLE ACCESS. NO ALTERATION IS ALLOWED WITHOUT CITY OF OAK HARBOR APPROVAL.
3. CERTIFICATION, AS CONTAINED HEREIN, COMPRISES THE DECLARATION OF THE SURVEYOR'S PROFESSIONAL JUDGEMENT. IT DOES NOT CONSTITUTE A WARRANTY OR A GUARANTEE, EXPRESS OR IMPLIED, NOR DOES IT RELIEVE ANY OTHER PARTY OF HIS RESPONSIBILITY TO ABIDE BY CONTRACT DOCUMENTS, APPLICABLE CODES, STANDARDS, REGULATIONS, AND ORDINANCES.
4. ALL LOT/JUNIT CORNERS AND THE POINTS OF CURVATURE ARE MARKED ON GROUND WITH A REBAR AND PLASTIC PLUG MARKED "SUMMIT 32169" UNLESS NOTED OTHERWISE.
5. ALL UNITS SHALL HAVE AN UNDIVIDED INTEREST IN ALL COMMON ELEMENTS, MAINTENANCE, UPKEEP AND REPAIR OF COMMON ELEMENTS AND ANY FACILITIES THEREON SHALL BE THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION.
6. ALL DRIVEWAY(S)/PARKING LOT(S) AND STORMWATER FACILITIES ON THIS DEVELOPMENT ARE PRIVATE. THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE SAID DRIVEWAY(S)/PARKING LOT(S) AND UTILITIES. THE CITY OF OAK HARBOR HAVE EASEMENT OVER AND UNDER THE DRIVEWAY(S)/PARKING LOT(S) FOR MAINTENANCE, REPAIR AND CONSTRUCTION OF THE CITY OWNED WATERMAIN AND SANITARY SEWER FACILITY.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS ARE BASED ON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE COURSES AND DISTANCES SHOWN ARE CORRECT, AND THAT ALL INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED HEREIN. I FURTHER CERTIFY THAT THE HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS IN THIS CONDOMINIUM ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THE PLANS CONTAINED HEREIN.

Young Soo Kim  
YOUNG SOO KIM, PROFESSIONAL LAND SURVEYOR,  
CERTIFICATE NO. 32169



DEVELOPERS/OWNERS

WALDRON CONSTRUCTION  
31640 SR--20  
OAK HARBOR, WA 98277  
(360) 679-1827

SUMMIT ENGINEERS & SURVEYORS, INC.  
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA, 98273  
PHONE: (360) 416-4899 FAX: (360) 416-4949  
E-MAIL: YSK@SUMMITES.COM



AN EXISTING EASEMENT FOR SANITARY SEWER AND STORM SEWER PURPOSES TO THE CITY OF OAK HARBOR PER AF# 93016884

# PLANS FOR UNITS IN PHASE 1

## TRACT 999

TRACT 999 IS FOR STORMWATER DETENTION PURPOSES.

LOT 4

LOT 3

LOT 5

LOT 2

LOT 6

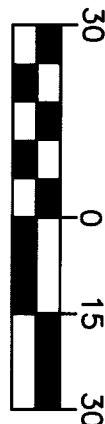
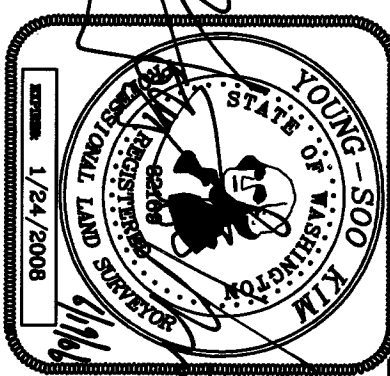
SW MULBERRY PLACE

SUN FORT NUGENT AVE

## SURVEY MAP AND PLANS FOR SUMMER WIND CONDOMINIUM SECTION 3, TOWNSHIP 32 N., RANGE 1 E., W.M. OAK HARBOR, WASHINGTON

06006

SUMMIT ENGINEERS & SURVEYORS, INC.  
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273  
PHONE: (360) 416-4999 FAX: (360) 416-4949  
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SCALE: 1" = 30'

### NOTE:

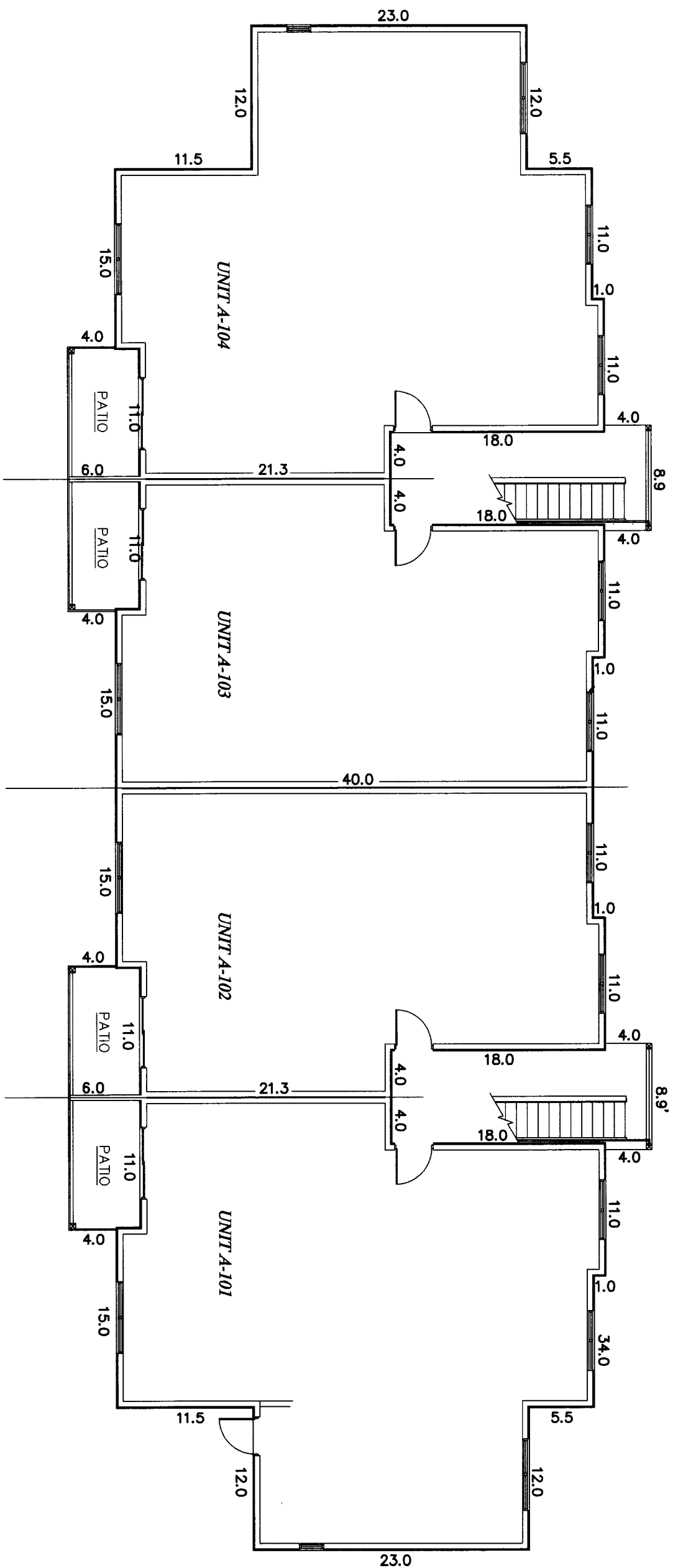
1. EACH DECK /RATIO DEPICTED HEREON IS A LIMITED COMMON ELEMENT ALLOCATED TO THE UNIT TO WHICH IT IS IMMEDIATELY ADJACENT.
2. DRIVING LANE IN PARKING LOT IS COMMON ELEMENT (CE).
3. PARKING STALLS ARE LIMITED COMMON ELEMENT (LCE) FOR THE USE OF THE UNITS TO WHICH THEY ARE ASSIGNED.
4. LOTS 2, 3, 4, 5 & 6, AND TRACT 999 ARE SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION - MAY BE ADDED TO CONDOMINIUM.

### CONDOMINIUM UNIT DIMENSIONS

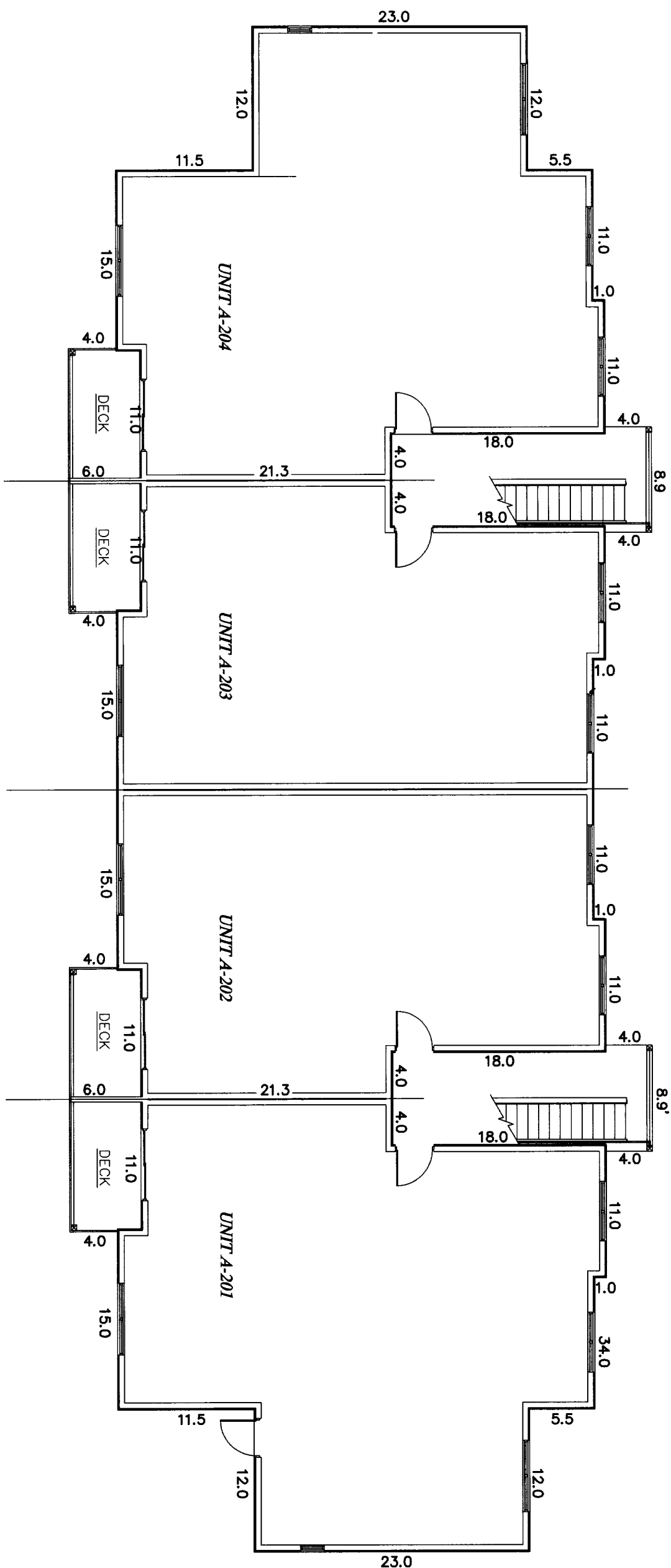
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	92.2312°	28.00'	45.15'	29.19'
C2	87.3648°	28.00'	42.82'	26.86'

SHEET 2 OF 4

PLANS FOR UNITS IN PHASE 1



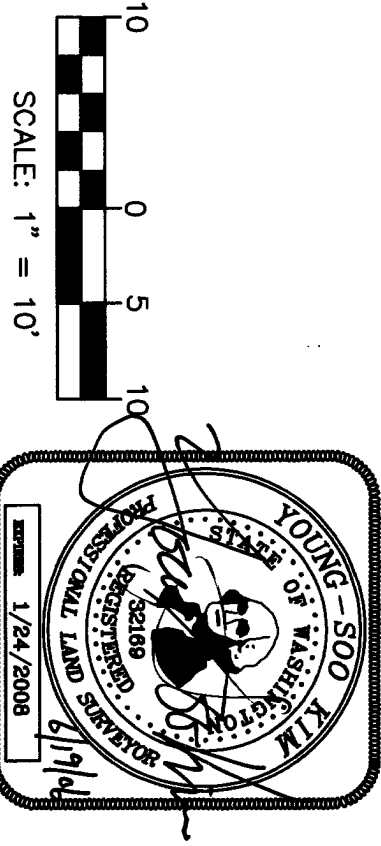
FIRST FLOOR PLAN



SECOND FLOOR PLAN

NOTE:

1. ALL UNIT DIMENSIONS ARE TO THE SURFACE OF THE WALL STUDS, SHOWN TO THE NEAREST 0.1'
2. FLOOR ELEVATIONS ARE TO THE SURFACE OF THE FLOOR, CEILING ELEVATIONS ARE TO THE UNDERSIDE OF THE CEILING JOISTS.
3. DECKS, PATIOS, STORAGE AND STAIRWAYS ARE LIMITED COMMON ELEMENTS.

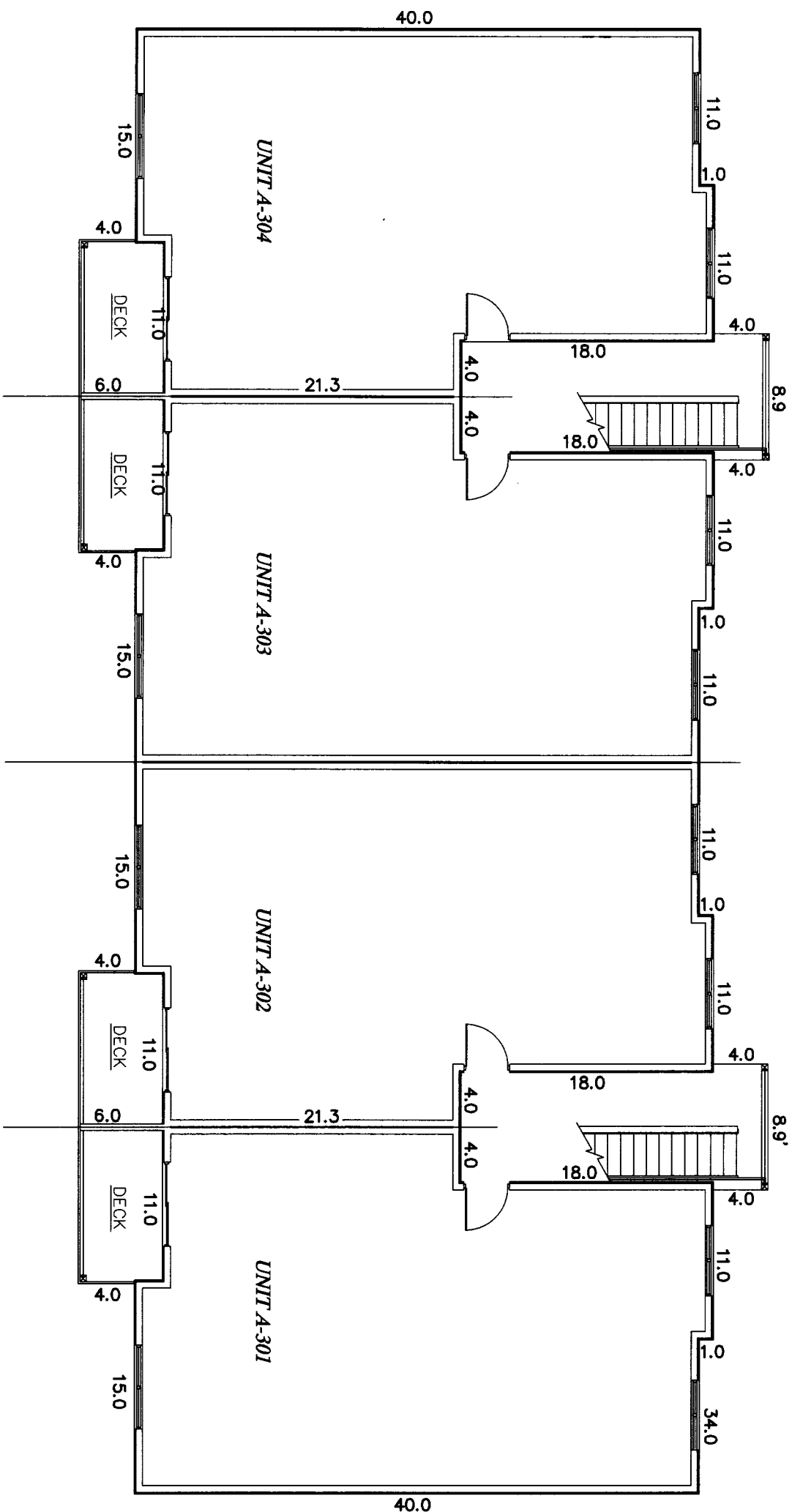


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PLANS FOR UNITS IN PHASE 1



THIRD FLOOR PLAN

FIRST STORY AREAS

	AREA	FLOOR/CEILING ELEVATION
ALL UNITS		247.1/256.5
UNIT A-101 TOTAL PATIO/DECK	1237.0 SF 66.0 SF	
UNIT A-102 TOTAL PATIO/DECK	961.0 SF 66.0 SF	
UNIT A-103 TOTAL PATIO/DECK	961.0 SF 66.0 SF	
UNIT A-104 TOTAL PATIO/DECK	1237.0 SF 66.0 SF	

SECOND STORY AREAS

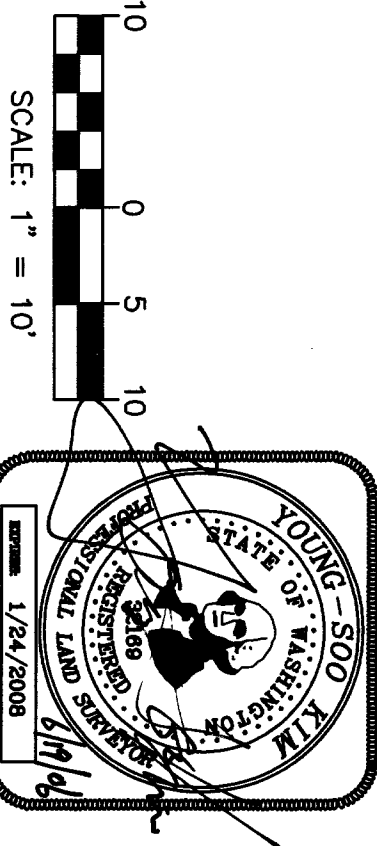
	AREA	FLOOR/CEILING ELEVATION
ALL UNITS		257.5/266.5
UNIT A-201 TOTAL PATIO/DECK	1237.0 SF 66.0 SF	
UNIT A-202 TOTAL PATIO/DECK	961.0 SF 66.0 SF	
UNIT A-203 TOTAL PATIO/DECK	961.0 SF 66.0 SF	
UNIT A-204 TOTAL PATIO/DECK	1237.0 SF 66.0 SF	

THIRD STORY AREAS

	AREA	FLOOR/CEILING ELEVATION
ALL UNITS		267.5/276.5
UNIT A-301 TOTAL PATIO/DECK	961.0 SF 66.0 SF	
UNIT A-302 TOTAL PATIO/DECK	961.0 SF 66.0 SF	
UNIT A-303 TOTAL PATIO/DECK	961.0 SF 66.0 SF	
UNIT A-304 TOTAL PATIO/DECK	961.0 SF 66.0 SF	

NOTE:

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3. DECKS, PATIOS, STORAGE AND STAIRWAYS ARE LIMITED COMMON ELEMENTS.



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CONDOMINIUM UNIT DIMENSIONS